



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



March 30, 2006

James E. Hartl AICP  
Director of Planning

TO: Pat Modugno, Chair  
Esther L. Valadez, Vice Chair  
Leslie G. Bellamy, Commissioner  
Harold V. Helsley, Commissioner  
Wayne Rew, Commissioner

FROM: Susan Tae, AICP, Acting Supervising Regional Planner *SUT*  
Land Divisions Section

**SUBJECT: VESTING TENTATIVE TRACT MAP NO. 52419-(3)  
CONDITIONAL USE PERMIT CASE NO. 97-178-(3)  
OAK TREE PERMIT CASE NO. 97-178-(3)  
AGENDA ITEM NO. 7 a, b, c; APRIL 5, 2006**

As your Commission may recall, a public hearing was held on Vesting Tentative Tract Map No. 52419, Conditional Use Permit Case No. 97-178-(3) and Oak Tree Permit Case No. 97-178-(3) on May 18, 2005, and continued to June 22, 2005. After opening the public hearing and taking public testimony both in favor and in opposition, on June 22 the Commission directed the applicant to redesign the project to be more consistent with the Santa Monica Mountains North Area Plan.

On October 11, 2005, the applicant submitted a redesigned project that underwent technical review by the Los Angeles County Subdivision Committee. A revised Project Description to the Draft Environmental Impact Report was also prepared for the redesigned project, and was recirculated for public review beginning October 31, 2005. The applicant had also been working with Regional Planning Zoning Enforcement staff, and all known violations discovered on the subject property have been abated.

The redesigned project was scheduled for a public hearing before your Commission for February 22, 2006. The applicant requested a continuance, and the public hearing was continued to April 5, 2006. On March 29, 2006, the applicant submitted another letter requesting a 30-day continuance from the April 5 hearing.

**RECOMMENDATION:** As this is the second consecutive continuance request, your Commission may wish to have the applicant provide you with a status report of the project. As 30 days may be insufficient time for the applicant, staff recommends that the matter be taken off calendar.

**Suggested Motion:** " I move that the Regional Planning Commission take this matter off calendar."

OR

"I I move that the Regional Planning Commission continue the public hearing."

SMT:st  
03/30/06

Attachment: Applicant's continuance request letter



WESTON BENSHOOF  
ROCHEFORT RUBALCAVA MACCUISH LLP  
ATTORNEYS AT LAW

(213) 576-1031  
lbernhardt@wbcounsel.com

March 29, 2006

VIA E-MAIL AND U.S. MAIL

Susan Tae, AICP  
County of Los Angeles  
Department of Regional Planning  
Hall of Records, 13th Floor  
320 West Temple Street  
Los Angeles, CA 90012

Re: Sage Community Group, Inc., Triangle Ranch Project  
Vesting Tentative Tract Map No. 52419, Conditional Use Permit Case  
No. 97-178-(3) and Oak Tree Permit Case No. 97-178-(3)

Dear Susie:

We would like to request a continuance of the April 5, 2006 Planning Commission hearing on the above-referenced matter for 30 days to a date certain. Should you have any questions or require additional information please do not hesitate to contact me at (213) 576-1031.

Thank you for your consideration.

Very truly yours,

Linda Bernhardt  
Director Regulatory Affairs and Land Development  
WESTON, BENSHOOF,  
ROCHEFORT, RUBALCAVA & MacCUISH LLP

LB/amm

cc: Vivan Rescalvo, Deputy, Supervisor Zev Yaroslavsky's Office  
Paul McCarthy, Director, Land Divisions  
Rosie Ruiz, Planning Commission Secretary  
Steven W. Weston, Esq.

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Diane Fradkin, Sage Development  
Charles Moore, Esq.  
Lisa Dittman, Esq.  
Mike Kamino, Director of Planning & Community Development  
City of Agoura Hills